

1 ARIEL E. STERN, ESQ.  
Nevada Bar No. 8276  
2 VATANA LAY, ESQ.  
Nevada Bar No. 12993  
3 AKERMAN LLP  
1160 Town Center Drive, Suite 330  
4 Las Vegas, NV 89144  
Telephone: (702) 634-5000  
5 Facsimile: (702) 380-8572  
Email: ariel.stern@akerman.com  
6 Email: vatana.lay@akerman.com

7 *Attorneys for Plaintiff*

8  
9  
10  
11  
12  
13  
14  
15  
16  
17  
18  
19  
20  
21  
22  
23  
24  
25  
26  
27  
28

**UNITED STATES DISTRICT COURT  
DISTRICT OF NEVADA**

THE BANK OF NEW YORK MELLON FKA  
THE BANK OF NEW YORK, AS  
SUCCESSOR TRUSTEE TO JPMORGAN  
CHASE BANK, N.A., AS TRUSTEE FOR  
HOLDERS OF SAMI II TRUST 2006-AR2,  
MORTGAGE PASS-THROUGH  
CERTIFICATES, SERIES 2006-AR2

Plaintiff,  
vs.

AMBER HILLS II HOMEOWNERS  
ASSOCIATION; MARK DESISTO; ALESSI &  
KOENIG,

Defendants.

Case No.: 2:16-cv-02576-JCM-GWF

**STIPULATION AND ORDER TO SET  
ASIDE CLERK'S ENTRY OF DEFAULT  
AGAINST AMBER HILLS II  
HOMEOWNER ASSOCIATION**

Plaintiff The Bank of New York Mellon f/k/a The Bank of New York as Successor Trustee to  
JPMorgan Chase Bank, N.A., as Trustee for Holders of SAMI II Trust 2006-AR2, Mortgage Pass-  
Through Certificates, Series 2006-AR2 (**BoNYM**) and Defendant Amber Hills II Homeowners  
Association (**Amber Hills**) (collectively the **Parties**) each through their undersigned counsels,  
hereby stipulate to set aside the Clerk's entry of default [Dkt. 23] of June 28, 2017.

...

...

...

DATED this 11th day of July, 2017.

**AKERMAN, LLP**

/s/ Vatana Lay

ARIEL E. STERN, ESQ.

Nevada Bar No. 8276

VATANA LAY, ESQ.

Nevada Bar No. 12993

1160 Town Center Drive, Suite 330

Las Vegas, Nevada 89144

*Attorneys for Plaintiff The Bank of New York  
Mellon*

**GORDON & REES SCULLY MANSUKHANI**

/s/ Phil W. Su

PHIL W. SU, ESQ.

Nevada Bar No. 10450

300 South Fourth Street, Suite 1550

Las Vegas, NV 89101

*Attorney for  
Amber Hills II Homeowners' Association*

IT IS SO ORDERED.

*James C. Mahan*  
UNITED STATES DISTRICT JUDGE

Dated: January 12, 2018

**CERTIFICATE OF SERVICE**

I HEREBY CERTIFY that on this 11<sup>th</sup> day of July, 2017 and pursuant to FRCP 5(b)(2)(E), I caused service via U.S. District Court's Case Management/Electronic Case Files (CM/ECF) system and/or deposited for mailing in the U.S. Mail a true and correct copy of the foregoing **STIPULATION AND ORDER TO SET ASIDE CLERK'S ENTRY OF DEFAULT AGAINST AMBER HILLS II HOMEOWNER ASSOCIATION**, addressed to:

Steven T. Loizzi, Jr., Esq.  
**HOA Lawyers Group, LLC**  
9500 West Flamingo Road, Suite 205  
Las Vegas, Nevada 89147

*Attorney for Defendant Mark Desisto*

AMBER HILLS II HOA  
c/o KGDO Holding Company  
6655 S. Cimarron Road, Suite 200  
Las Vegas, NV 89113

Phil Wen-Sheng Su, Esq.  
**Gordon & Rees LLP**  
300 S. 4th Street, Suite 1550  
15th Floor  
Las Vegas, NV 89101

*/s/ Doug J. Layne*  
\_\_\_\_\_  
An employee of AKERMAN LLP

AKERMAN LLP  
1160 TOWN CENTER DRIVE, SUITE 330  
LAS VEGAS, NEVADA 89144  
TEL.: (702) 634-5000 – FAX: (702) 380-8572